2959

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 6207 PAGE 484

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: THDA, c/o	MAP PARCEL NUMBERS
Mr. James H. Ryan, III (NAME)	Singleton Mortgage Corporation (NAME)	part of 150-02-0
3144 Justin Towne Court (STREET ADDRESS OR ROUTE NUMBER)	6263 Poplar, Suite 100 (STREET ADDRESS)	120
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38119 (CITY) (STATE) (ZIP)	FB# 2D 72175

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, PHILHALL CORP.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. RYAN, III a single man

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 2GB of the Zone Lot Division of Lots 15, 17 and 20, Justin Towne Resubdivision of Lots 13 through 26, Section II, as of record in Book 5200, page 619, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc. by deed from Robert Leland Henley and wife, Dearah Hill Henley of record in Book 4684, page 35, said Register's Office. The said Randall Phillips Builders, Inc. having conveyed its interest in said property to Philhall Corp. by quitclaim deed of record in Book 5936, page 602, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 6145, page 443; and (2) All matters appearing on the Plan of record in Plat Book 5200, page 619, said Register's Office.

H 95402

IDENTIF. REFERENCE

JAN 4 9 31 AM '84

FEE: REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 3144 Justin Towne Court Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of December, 19 83.

PHILHALL CORP.

BY: Charles S. Wells, Jr.

Charles S. Wells, Jr., Vice-President

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STATE OF TENNESSEE
COUNTY OF: _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles S. Wells, Jr. or proved to me on the basis of satisfactory evidence with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice-President of the PHILHALL CORP., the within named bargainor, a corporation, and that as such Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Charles S. Wells, Jr. as such Vice - President.

Witness my hand and official seal, at Nashville, Tennessee this 30th day of December, 19 83.

_____ Notary Public

Commission expires 1/20/85

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,900.00

James H. Ryan III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 19 83.

MY COMMISSION EXPIRES: 1/20/85
(AFFIX SEAL)

_____ Notary Public

3710 01/04 12:44 - CHECK
WARRANTY DEED

FROM PHILHALL CORP.

TO JAMES H. RYAN, III

Return to: File Box 38
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926
File Box 38

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____.

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

46500.00- CONT.
121.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 128.44-
3710A01/04/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85402

IDENTIF. REFERENCE

JAN 4 8 31 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 4202